

When Recorded, Please Mail To:

Roger C. Workman
3438 South Eastwood Drive
Salt Lake City, Utah 84109

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **WORKMAN RANCH, L.L.C.**, a Utah limited liability company, as Grantor, hereby conveys and warrants against all who claim by, through or under the Grantor to **ROGER C. WORKMAN**, whose address is 3438 South Eastwood Drive, Salt Lake City, Utah 84109, as Grantee, **an undivided fifty percent (50%) interest** in and to the following described parcel of real property located in Duchesne County, State of Utah:

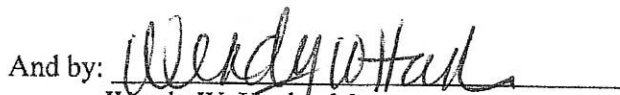
A parcel of land situated in the Southeast quarter of the Southeast quarter of Section 35, Township 1 South, Range 5 West, along a township line to the easterly right of way line of existing State Highway No. 87; thence North 0°24' East 56.0 feet; thence North 3°53' West 200.6 feet; thence North 0°24' East 141.4 feet to the point of tangency with a 1372.7 foot radius curve to the right; thence Northerly 572.1 feet along the arc of said curve to the easterly Section Line to the point of beginning, more or less.

Township 1 South, Range 5 West, Uintah Special Meridian, Section 36; South ½, Southwest 1/4; Southwest 1/4, Southeast 1/4 Except .73 acres for State Highway in Southwest 1/4, Southwest 1/4

IN WITNESS WHEREOF the Grantor has executed this instrument on this 24 day of AUGUST, 2022.

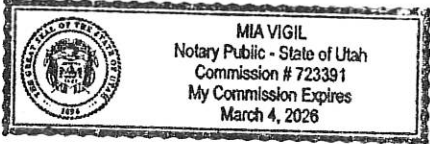
WORKMAN RANCH, L.L.C.

By: 
Robert B. Hanks, Manager

And by: 
Wendy W. Hanks, Manager

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On this 24 day of AUGUST, 2022, before me the undersigned Notary personally appeared ROBERT B. HANKS, who is personally known to me or who proved to me his identity through documentary evidence, and who duly acknowledged to me that he executed the foregoing instrument for and on behalf of WORKMAN RANCH, L.L.C., under his authority as a manager thereof.



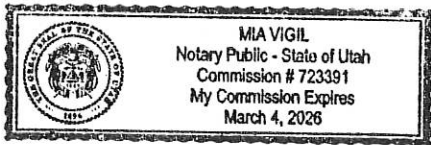
[Handwritten Signature]

NOTARY PUBLIC
Residing at: Salt Lake County, Utah

My Commission Expires:
03/04/2026

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On this 24 day of AUGUST, 2022, before me the undersigned Notary personally appeared WENDY W. HANKS, who is personally known to me or who proved to me her identity through documentary evidence, and who duly acknowledged to me that she executed the foregoing instrument for and on behalf of WORKMAN RANCH, L.L.C., under her authority as a manager thereof.



[Handwritten Signature]

NOTARY PUBLIC
Residing at: Salt Lake County, Utah

My Commission Expires:
03/04/2026